



## P &amp; Z DEVELOPMENT SUMMARY

Thursday, February 28, 2013  
5:21 PM**ACACIA**

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>Goodwill</u></b> 8515 W. Grand Ave.	SP13-0002 Site Plan	Site Plan for a new Goodwill retail store.	1st review comments due 3/12/13.	1st review underway. Comments will be sent to applicant when complete.
Goodwill 8515 W. Grand Ave.	CU13-0001 Conditional Use Permit	Conditional Use Permit for donation center.	Scheduled for Planning and Zoning Commission hearing on 3.7.13.	Planning and Zoning Commission hearing 3.7.13.
Peoria Boys and Girls Club 11820 N. 81st Ave.	DR13-0003 Design Review	Design Review for Façade update.		
Peoria Banquet Hall 8520 W. Peoria Ave. #113	CU12-0017 Conditional Use Permit	Conditional Use Permit for Banquet Hall.	1st Comments sent 1/15/13.	Waiting for applicant to resubmit.
The Furshire 8556 N. 78th Ave.	CU12-0016 Conditional Use Permit	Conditional Use Permit to allow a pet boarding and daycare facility.	Approved by the Planning & Zoning Commission 2.7.13.	Applicant may continue with associated Site Plan approval process.
The Furshire 8556 N. 78th Ave.	SP10-0010 Site Plan	Site Plan for pet boarding and daycare facility.	Approved .19.13.	Applicant may submit for any required building permits.

**MESQUITE**

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>Lake Pleasant Heights</u></b> South of SR 74, North of Lone Mountain Rd., East of 131st Ave., & West of 115th Ave.	Z03-05A.1 PCD Amendment	PCD Amendment to revise the approved PCD. This is in response to the Major Specific Area Plan amendment approved by City Council in December 2012.	In review - 1st Comments due 3/20/13.	
<b><u>Sierra Ridge Estates</u></b> NEC 107th Ave. & Pinnacle Peak Rd.	ANX13-0001 Annexation	Annexation of approximately 17.5 acres for the development of 35 single-family lots (approx. 10,000 sf in size). DR Horton is the anticipated homebuilder.	1st Comments due 3/4/13. Applicant held a public meeting 2/11/13 and there was significant public opposition to the request (small lot size, access to surrounding areas).	Complete initial review.
<b><u>Sierra Ridge Estates</u></b> NEC 107th Ave. & Pinnacle Peak Rd.	GPA13-0001 General Plan Amendment	General Plan Amendment to change the use from Residential Estate to Residential Low Density.	1st Comments due 3/4/13. Applicant held a public meeting 2/11/13 and there was significant public opposition to the request (small lot size, access to surrounding areas).	
<b><u>Sierra Ridge Estates</u></b> NEC 107th Ave. & Pinnacle Peak Rd.	Z13-0001 Rezone	Rezone approximately 17.5 acres from single-family Suburban Ranch to single-family R1-10 to allow for 35 lots on approximately 10,000 sf lots.	1st Comments due 3/4/13. Applicant held a public meeting 2/11/13 and there was significant public opposition to the request (small lot size, access to surrounding areas).	
<b><u>Sierra Ridge Estates</u></b> NEC 107th Ave. & Pinnacle Peak Rd.	P13-0005 Preliminary Plat	Preliminary Plat for 35 single-family residential lots on approximately 17.5 acres.	1st Comments due 3/4/13. Applicant held a public meeting 2/11/13 and there was significant public opposition to the request (small lot size, access to surrounding areas).	

## MESQUITE

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<b><u>Stomebridge Ranch</u></b> W/O SWC Jomax Rd. & Lake Pleasant Pkwy.	Z05-28A.1 PAD Amendment	PAD Amendment to increase density for 55 single-family lots on approximately 19.76 acres.	1st Comments due 3/6/13. Waiting for other departments' comments.	
Terramar Cove NW/O NWC 68th Ave. & Happy Valley Rd.	Z13-0002 Rezone	Rezone approximately 5 acres from SR-43 to R1-8.	1st Comments due 2/27/13.	
Terramar Cove NW/O NWC 68th Ave. & Happy Valley Rd.	P13-0006 Preliminary Plat	Preliminary Plat for 16 Single-family residential lots.	1st Comments due 2/27/13.	
Vistancia North & South Vistancia	Z01-10A.12 PAD Amendment	PAD Amendment to adjust wall heights, address signage, land use, and realignment of an intersection.	1st Comments sent 2/20/13.	
Caballos del Rio SWC 75th Ave. & Happy Valley Rd.	V13-0001 Variance	Variance to allow a trail to be located within the subdivision lots.	1st round of review comments to applicant on 2/28/13. Staff is not supportive of the requested variance to allow the City maintained trail on individual home lots. Staff has requested that the trail be located in a tract, thereby addressing maintenance issues.	Awaiting application resubmittal address requested changes.
Caballos del Rio SWC 75th Ave. & Happy Valley Rd.	P13-0003 Preliminary Plat	Preliminary Plat for 38 single-family residential lots.	1st Comments out to applicant on 2/28/13. Submitted with a companion variance request to allow the trail to be located on the lots.  Revisions requested to both the plat and landscape plans.	Awaiting the resubmittal addressing staff's comments.
Copper Hills Church SEC West Wing Pkwy. & Black Rock Blvd.	SP13-0001 Site Plan	Site Plan for a new church.	1st review comments sent on 2.26.13.	Waiting for applicant to resubmit.
Vistancia Parcel H13 W/O Vistancia Blvd. & CAP Canal	P13-0001 Preliminary Plat	Preliminary Plat for 8 single family residential lots.	First review comments sent 2/11/13	Resubmittal
Vistancia Parcel H14 W/O Vistancia Blvd. & CAP Canal	P13-0002 Preliminary Plat	Preliminary Plat for 17 single family residential lots.	First review comments sent 2/11/13	Resubmittal
Sunset Ranch II Parcel H NW of 102nd Ave. & Villa Chula	Z05-25A.4 PAD Amendment	PAD Amendment to incorporate Parcel H.	Scheduled for Planning and Zoning Commission hearing on 3.7.13.	Planning and Zoning Commission hearing 3.7.13.
Sunset Ranch II Parcel H NW of 102nd Ave. & Villa Chula	GPA12-0007 General Plan Amendment	Modify Land Use from Residential Estate to Residential Low Density.	Scheduled for Planning and Zoning Commission hearing on 3.7.13.	Planning and Zoning Commission hearing 3.7.13.
Verizon Wireless 19838 N. 111th Ave.	PR02-38A.1 Site Plan Amendment	Site Plan Amendment to add an emergency generator to existing site.	Approved 2.20.13.	Applicant may submit for required Building permits.
Vistancia Parcel H11 W/O Vistancia Blvd. & CAP Canal	P12-0016 Preliminary Plat	Preliminary Plat for 46 single family residential lots on 34 acres.	First review comments sent 2/11/13	Resubmittal
Vistancia Parcel H12 W/O Vistancia Blvd. & CAP Canal	P12-0013 Preliminary Plat	Preliminary Plat for 43 single family residential lots on 32 acres.	First review comments sent 2/11/13	Resubmittal

## MESQUITE

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Vistancia Parcel H15 W/O Vistancia Blvd. & CAP Canal	P12-0017 Preliminary Plat	Preliminary Plat for 86 single family residential lots on 48 acres.	First review comments sent 2/11/13	Resubmittal
Vistancia Parcel H17 W/O Vistancia Blvd. & CAP Canal	P12-0018 Preliminary Plat	Preliminary Plat for 50 single family residential lots on 34 acres.	First review comments sent 2/11/13	Resubmittal
Vistancia Parcel H18 W/O Vistancia Blvd. & CAP Canal	P12-0015 Preliminary Plat	Preliminary Plat for 53 single family residential lots on 36 acres.	First review comments sent 2/11/13	Resubmittal
Vistancia Parcel H19 W/O Vistancia Blvd. & CAP Canal	P12-0012 Preliminary Plat	Preliminary Plat for 70 single family residential lots on 29 acres.	First review comments sent 2/11/13	Resubmittal
Vistancia Parcel H20 W/O Vistancia Blvd. & CAP Canal	P12-0019 Preliminary Plat	Preliminary Plat for 110 single family residential lots on 33 acres.	First review comments sent 2/11/13	Resubmittal
Vistancia Parcel H21 W/O Vistancia Blvd. & CAP Canal	P12-0014 Preliminary Plat	Preliminary Plat for 60 single family residential lots on 28 acres.	First review comments sent 2/11/13	Resubmittal
Vistancia Parcel H23 W/O Vistancia Blvd. & CAP Canal	P12-0020 Preliminary Plat	Preliminary Plat for 82 single family residential lots on 29 acres.	First review comments sent 2/11/13	Resubmittal
Vistancia Parcel H22 SWC Vistancia Blvd. & Canyon Ranch Blvd.	P12-0011 Preliminary Plat	Preliminary plat for 73 single family residential lots on approximately 31 acres.	1st Comments sent out 12/27/12.	Resubmittal
Cibola Vista Resort 27501 N. Lake Pleasant Pkwy.	PR02-36A.2 Site Plan Amendment	Site Plan Amendment to add four buildings to the existing resort.	Approved (1/31/13)	
Terramar Parcel 10B W/O 74th Ave. & Terramar Blvd.	P12-0008 Preliminary Plat	Preliminary Plat for 43 single family residential lots	1st comments provided, waiting for 2nd submittal	Wait for 2nd review.
Saddleback Heights St. Rt. 74 & 147th Avenue Alignment	Z02-04A.1 Planned Community District Amendment	Amendment to modify the overall project density, hillside development standards, use allowances, and project circulation.	Planning review complete.	Waiting for re-submittal.
Trailside at Happy Valley SWC 93rd Ave. & Happy Valley Rd.	GPA12-0005 General Plan Amendment	Minor GPA from Residential Estate to Residential Low and Residential Medium.	First review complete. Comments sent on 8/28/12.	Waiting for second submittal.
Trailside at Happy Valley SWC 93rd Ave. & Happy Valley Rd.	Z12-0005 Rezone	Rezone from R1-35 to Planned Area Development.	First review complete. Comments sent on 8/28/12.	Waiting for second submittal.
Cholla Hills NWC St. Rt. 74 & Old Lake Pleasant Rd.	Z98-03A.1 Major PAD Amendment	Major PAD Amendment to allow a recreational RV resort.	Approved by City Council (1/22/13)	
Shops at Coldwater Ranch NEC Happy Valley Rd. & El Mirage Rd.	GPA11-0013 General Plan Amendment	Minor GPA to change land use designation from Residential/Low to Neighborhood Commercial.	Comments provided to applicant regarding pre-annexation agreement. Met with applicant/rep on 2/27/13. Discussed a revised Development Agreement. Will need to review with CAO.	Wait for revisions from applicant: Finish revisions of pre-annexation agreement; schedule for planning and zoning hearing

## MESQUITE

Name/Address	File #/Type	Comments	Case Status	Next Step
Terrazza SW of SWC 67th Ave. & Happy Valley Rd.	Z11-0001 Rezoning	Rezone approx. 26 acres from SR-43 to PAD for a mixed use development including residential condo, retail, restaurant and office uses.	2nd review comments sent 11/5/12.	Waiting for applicant to resubmit.
Terrazza SW of SWC 67th Ave. & Happy Valley Rd.	GPA11-0001 General Plan Amendment	General Plan Amendment to change from Residential Estate to Neighborhood Commercial/Mixed Use.	2nd review comments sent 11.5.12.	Waiting for applicant to resubmit.
APS Annexation Loop 303, Dysart Rd, 115th Ave, Jomax Rd	ANX07-04 Annexation	Combination annexation of State and private land. Includes APS Westwing site.	On-going discussions with State Land to prepare for Selection Board hearing.	Awaiting State Selection Board hearing to grant the City the ability to annex State Trust Land.
City of Peoria Annexation Section 6/T5N/R1E - N/O Happy Valley Rd.	ANX09-02 Annexation	Annexation of 168 acres	BLM Annexation. Documents to DOR/Assessor 6/4/09.	Need to process petition. Continue to research possible annexation. May not have any personal property to annex parcel.
City of Peoria Annexation Section 29/T5N/R1E - N/O Happy Valley Rd.	ANX09-01 Annexation	Annexation of 101 acres of BLM land.	BLM Annexation. Documents to DOR/Assessor 6/4/09.	Need to process petition. Continue to research possible annexation. May not have any personal property to annex parcel.

## PALO VERDE

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>Fry's Fuel Center</u></b> 7509 W. Cactus Rd.	CU13-0002 Conditional Use Permit	Conditional Use Permit for gas station.	1st Comments due 3/12/13.	
<b><u>Fry's Fuel Center</u></b> 7509 W. Cactus Rd.	SP13-0003 Site Plan	Site Plan for gas station.	1st Comments due 3/12/13.	
<b><u>Fry's Fuel Center</u></b> 7509 W. Cactus Rd.	V13-0002 Variance	Variance to allow encroachment into landscape buffer.	1st Comments due 3/12/13. Advertised for 4/9/13 Board of Adjustment hearing.	
Peoria Village NW/O NWC 67th Ave. & Cactus Rd.	Z05-20A.2 Rezone	Amend the current PAD to allow a single-family residential development.	1st Comments due 2/26/13.	
Elements Massage 7857 W. Bell Rd. #108	CU12-0015 Conditional Use Permit	Conditional Use Permit for a massage establishment.	Approved by the Planning and Zoning Commission 2.21.13.	
Elements Massage 7857 W. Bell Rd. #108	V12-0005 Variance	Variance for distance requirement of a proposed Massage Establishment.	Approved by the Board of Adjustment 2.12.13.	Applicant may proceed with associated Conditional Use Permit application.
Thunderbird Commercial 7362 W. Thunderbird Rd.	Z06-18A.1 PAD Amendment	PAD Amendment to modify signage standards.	Advertised; waiting for revision from applicant	Review revision when received; if acceptable, staff can approve
Tierra Buena II NEC 75th Ave. & Greenway Rd.	Z12-0010 Rezone	Rezone approximately 6 acres from SR-43 to R1-6 to allow for a single family residential development.	Recommendation for approval at 2/21/13 P&Z Commission hearing	April 9, 2013 City Council hearing
Tierra Buena II NEC 75th Ave. & Greenway Rd.	P12-0010 Preliminary Plat	Preliminary plat for 19 single family home lots.	Waiting for zoning approval before pre-plat can be approved	

**PALO VERDE**

Name/Address	File #/Type	Comments	Case Status	Next Step
Zion Church & Daycare 7643 W. Acoma Drive	SP11-0013 Site Plan	Site Plan for a Church and Daycare facility.	2nd review comments issues 6/21/12	Awaiting 3rd submittal.
Zion Church and Daycare 7643 W, Acoma Drive	CU11-0021 Conditional Use Permit	Conditional Use Permit for daycare facility.	2nd review comments issued 6/21/12	Awaiting 3rd Submittal

**PINE**

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>RS Pawn</u></b> 9069 W. Olive Ave.	CU13-0003 Conditional Use Permit	Conditional Use Permit for a pawn shop.	1st Comments due 3/12/13.	Advertise for 4/18/13 P&Z Commission hearing.
Green Desert Patient Center 9240 W. Northern Ave. #103	CU12-0014 Conditional Use Permit	Conditional Use Permit for a Medical Marijuana Dispensary.	Approved by Planning & Zoning Commission 2.7.13.	Applicant may submit for any required building permits.
Casa del Rio 12751 N. Plaza Del Rio Blvd.	DR12-0025 Design Review	Renovation and addition of an activity room to the existing facility.	Approved 2.11.13.	Applicant may submit for any required building or civil permits.

**WILLOW**

Name/Address	File #/Type	Comments	Case Status	Next Step
<b><u>Sunset Ranch II</u></b> S/O SWC 102nd Ave. & Pinnacle Peak Rd.	P13-0007 Preliminary Plat	Preliminary Plat for 15 single-family residential lots of approximately 5 acres.	1st review comments due 3/6/13.	1st review underway, comments will be sent to applicant when complete.
Verizon Wireless 21200 N. 83rd Ave.	PR01-22A.1 Site Plan Amendment	Site Plan Amendment to add an emergency generator to an existing wireless site.	First review completed. Applicant does not have authorization from the property owner yet (PUSD).	2/27/13 - Still awaiting authorization to move forward with application.
Riverwalk N & S of Pinnacle Peak Rd. between 75th & 77th Avenues.	P12-0009 Preliminary Plat	Preliminary plat for 133 single family residential lots.	1st review comments sent 11.5.12.	Waiting for applicant to resubmit.
Peoria Sports Complex (Osage) Peoria Sports Complex, 83rd/Paradise	Z93-16A.11 PAD Amendment	A Minor PAD amendment to facilitate the development of a mixed use center on the western 18 acre parking lot between 83rd Avenue, the Stadium, Stadium Way, and Mariner's Way.	City initiated draft is 75% complete; on-going meetings with applicant and staff regarding site plan	Complete signage, parking, architectural standards
Tierra Buena NWC 75th Ave. & Tierra Buena Ln.	P12-0005 Preliminary Plat	Preliminary Plat for 41 Single-Family lots.	2nd Comments sent 8/15/12.	Awaiting 3rd submittal.
Riverwalk N & S of Pinnacle Peak Rd. between 75th & 77th Avenues.	GPA12-0001 General Plan Amendment	Minor amendment to change density from Residential Estate to Residential Low.	2nd review comments sent 11.5.12.	Waiting for applicant to resubmit.
Riverwalk N & S of Pinnacle Peak Rd. between 75th & 77th Avenues.	Z12-0001 Rezone	Rezone from R1-35 to a Planned Area Development.	2nd review comments sent 11.5.12.	Waiting for applicant to resubmit.
Rock Springs Estates N/O Williams Rd. between 79th Ave. & 75th Ave.	GPA11-0015 General Plan Amendment	Minor GPA amendment to change the land use designation from Residential Estate to Residential Low.	1st review comments sent 12/5/11.	Waiting for resubmittal.

## WILLOW

Name/Address	File #/Type	Comments	Case Status	Next Step
Rock Springs Estates N/O Williams Rd. between 79th Ave. & 75th Ave.	Z11-0008 Rezone	Rezone approximately 78 acres from R1-35 (Single-family Residential) to R1-10 (Single-family Residential).	1st Comments sent 12/5/11.	Waiting for resubmittal.